

WHAT YOU WILL FIND IN THE CAHOKIA TRUST PROPERTIES...

Located directly south of the City of East St. Louis, Illinois, and directly across the Mississippi River from St. Louis, the Cahokia Trust Properties are contained in the small communities of Monsanto and Cahokia in St. Clair County, Illinois.

In the heart of the Metropolitan St. Louis area, with its population in excess of 1,900,000 people, the Cahokia Trust Properties are only 100 miles from the center of population of the United States. The economy of this area is very stable, being more diversified industrially than probably any other area in the nation.

The Cahokia Trust Properties are the largest privately owned industrial areas in Metropolitan St. Louis... a direct contrast to the Missouri side of the river where practically no industrial sites of any size are available.

Although the Properties are located in modern communities, a most favorable local tax situation prevails... and in addition, of course, there is no State Income Tax in Illinois.

We invite your attention to the following tract descriptions, available as this folder goes to press. These sites are available as a unit, or as reasonable parts thereof.

...For your present and future industrial growth

It is only a small spot on the map... but there is perhaps no more strategic industrial location in all America!

Cahokia Trust Properties offer that rare combination of a top flight industrial district... in the heart of a major metropolitan center. Centrally located, and at the crossroads of every modern transportation system, these tracts provide easy accessibility, in and out, for your plant.

Enjoy the many advantages of this healthy industrial atmosphere. Your neighbors are some of the nation's top manufacturers... your community is extremely industrial-minded, offering many benefits and privileges to the companies it shelters... your opportunity, for present and future growth is literally unlimited.

Only recently has this opportunity developed. And once these tracts are gone, there are no more.

If planning for expansion is part of your responsibility, this folder has been prepared to help you. We shall be glad to discuss it with you and your colleagues. And, we hope, you will investigate this opportunity fully.

CAHOKIA TRUST

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WHICH TRACT FITS YOUR NEED?

TRACT No. 1. Approximately 90 acres, fronting on Illinois State Highway No. 3 with nearly a mile of road frontage. It is served on its entire western side by the Terminal Railroad (the joint belt-line of the 18 trunk lines entering the Metropolitan St. Louis area).

TRACT No. 2. Approximately 130 acres served by the Terminal Railroad, the Alton & Southern Railroad (a belt line competing with the Terminal Railroad and serving the trunk lines entering St. Louis on the east side of the Mississippi River) and by the main line of the Gulf, Mobile & Ohio Railroad. This tract, in addition to being served by the usual utilities, has unusually large industrial sewer facilities.

TRACT No. 3. Approximately 80 acres served by the Terminal Railroad and the Alton & Southern Railroad, access to Highway No. 3 by private road.

TRACT No. 4. Approximately 130 acres served by the Alton & Southern Railroad. This tract has $\frac{3}{4}$ of a mile frontage on the Mississippi River and is without question the finest piece of riverfront property, with full riparian rights, in the Metropolitan St. Louis area.

TRACT No. 5. Approximately 650 acres, served by the Alton & Southern Railroad. It has over 4000 feet of frontage on the Mississippi River with full riparian rights.

In addition to the properties listed above (and in adjacent locations), the Cahokia Trust has available several smaller tracts.

All utilities such as electric power, city water, gas, sewers, etc., are available to all of these properties and industrial water is available by sinking relatively shallow wells.



Almost 200 years ago... PIERRE LACLEDE DISCOVERED THIS PERFECT INDUSTRIAL SITE

Explorer Laclede probably didn't have modern day industry in mind... but he did recognize the strategic advantages of the present Metropolitan St. Louis area. Of all the hundreds of miles of riverfront to select from, this was the point he settled. And today his judgment looks even better than ever.

Now... almost 200 years later...

THESE SITES ARE AVAILABLE FOR YOU

As valuable as this location is, many of these sites have never been available before for industrial development... It was only recently that these magnificent sites have been available to industry. Now, after almost 200 years, they form a rare opportunity for you.

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THE CAHOKIA TRUST PROPERTIES

**THESE NATIONAL MANUFACTURERS
ARE YOUR "NEIGHBORS"**

Allied Chemical & Dye Corp
 Allied Mills Inc
 American Co of America
 American Agricultural Chem
 American Bitum Shale Corp
 American Smelting & Refining
 American Steel Foundries
 American Zinc Co of Illinois
 A O Smith Corp
 Armour & Co

Anderson Booth, Inc.
 Calsonic Corp.
 Dow Chemical Co.
 General Steel Castings Corp.
 Glidden Co.
 Granite City Steel Co.
 International Shoe Co.
 Lucinda Steel Co.
 Lewis Metals Co.
 Monsanto Chemical Co.

National Container Corp
National Food Co
Olin Matheson Chemical Corp
Owens Illinois Glass Co
Shell Oil Co
Smith Refining Co
Society Vacuum Oil Co
Standard Oil Co of Indiana
Swift & Co.
Virginia-Carolina Chemical Corp.

YOU CAN SHARE THESE ADVANTAGES, TOO...

WATER ... 120 billion gallons a day from the Mississippi River ... plus sub-surface water from 205 square miles of water bearing area. Every city in the nation could draw its daily requirements from the Mississippi at St. Louis and still leave 55 billion gallons of water per day unused!

POWER AND FUEL... include an integrated electrical power plant of 2,700,000 KW capacity... plus tremendous Illinois and Kentucky coal fields... plus natural gas from Northern Louisiana.

TRANSPORTATION... world's second largest rail center... nation's second largest truck center... world air traffic center... and center of inland waterways system.

INDUSTRIAL RAW MATERIALS... center of world's richest agricultural region... plus an abundance of coal, oil, fire clay, glass sand, iron ore, lead, barite, dolomite, fluorstone, borates and others.

CONSTRUCTION...diversified production and resources result in low cost of major construction requirements...including all types of building materials.

MANUFACTURING COSTS... reasonable energy costs... plus superior transportation facilities of this central location assures low cost of assembling raw materials.

BASIC METALS... the nation's only industrial center that produces five basic metals: iron, lead, zinc, copper, and magnesium (from the world's largest magnesium smelting mill).

CONTAINERS . . . glass, tin, metal, cloth, plastic, wood, paper, and other types for all purposes from this major container manufacturing center

CHEMICALS . . . giant plants produce large quantities and a wide variety of basics and intermediates.

LOCAL GOVERNMENT . . . no burdensome expense for new community development . . . all city services and facilities provided for and supported by reasonable tax rate.

RELATION TO MARKET... the most strategic location from which to serve all North American markets.

DIVERSIFICATION OF INDUSTRIAL ACTIVITY... only 8% of employed engaged in any one industry... a most stable economy in one of the world's most widely diversified industrial areas... producing over 4,4% of the products listed by U. S. Bureau of Census

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